

**AGENDA
COLUMBUS PLAN COMMISSION
DECEMBER 4, 2002, 4:00 P.M.
COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

ROLL CALL

LIAISON REPORTS

PLAT COMMITTEE-Steve Ruble
CITY COUNCIL-Craig Hawes
COUNTY PLAN COMMISSION-Dave Bonnell
BOARD OF ZONING APPEALS-Gary Nienaber
HEARING OFFICER-Thom Weintraut
PARK BOARD-Page Gifford
UTILITY REVIEW COMMITTEE-Michael Thomasson
LANDSCAPE REVIEW COMMITTEE-Patricia Zeigler

CONSENT AGENDA

- A. Minutes of November 6, 2002

OLD BUSINESS REQUIRING COMMISSION ACTION

Public Hearing (Continued from November)

B. SU-02-10: COLUMBUS PARKS & RECREATION/FOUNDATION FOR YOUTH

A request by Columbus Parks & Recreation Department to rezone property located at 307 Hope Avenue; 407 Hope Avenue; 412 Cherry; and 418 Cherry, Columbus, In., from R-4 (Single-Family Residential District) to SU-8 (Special Use-Community Center).

C. SHADOW CREEK FARMS PHASING PLAN: ROAD IMPROVEMENT TIMETABLE

NEW BUSINESS REQUIRING COMMISSION ACTION

Public Hearing

- D. SU-02-14, WOODS-N-WATERS CAMPGROUND**, is a request by Lawrence and Gertrude York to rezone 26.5 acres located on the east side of CR 300 West, ½ mile north of CR 600 South in Wayne Township.

Public Hearing

- E. PUDF-02-10: GOLDEN CORRAL FINAL PUD PLAN**-A request initiated by D&L Development, LLC for a Detailed Final PUD Plan for property located on the northwest corner of 10th Street and National Road (U.S. 31), to include construction of a new Golden Corral restaurant of 10,330 square feet, a parking area of 109 spaces, and associated landscaping, signs, lighting, and other infrastructure.

Pubic Hearing

- F. PUD-02-11; COLUMBUS CROSSING PUD RECOMBINATION/ SIGNAGE REZONING**
A request by Menard's Inc to amend PUD plans for Menard's PUD and the Brex Park PUD. The Menard's PUD consists of approximately 116.61 acres and is located immediately south of Jonathan Moore Pike, west of the new Carr Hill Road (formerly Brex Park Drive), and east of interstate 65. The Brex Park PUD, consists of 53.34 acres and is bounded on the north by SR 46, on the west by the new Carr Hill Road (formerly Brex Park Drive), and on the east and south by Morgan Willow Trace (formerly Carr Hill Road), The purpose of the request is to combine the two PUDs, and to approve signs for

the entire development and for the Menard's store.

Public Hearing

- G. RZ-02-08: COLUMBUS MUNICIPAL AIRPORT (VICKERS/CHAPA-REZONING)-** A petition by the Columbus Board of Aviation Commissioners to rezone four properties totaling approximately 8.56 acres at the Columbus Municipal Airport within the City of Columbus, from B-2C (Community Business with conditions) to B-2C (Community Business with amended conditions), for the purpose of allowing Business Services and Professional Offices to be added to the list of permitted uses. The four properties are located as follow:(a) a 2.28 acre tract on the northwest corner of Whitney Court and Vickers Drive; (b) a 1.42 acre lot on the northeast corner of Whitney Court and Vickers Drive (which is also the northwest corner of Whitney Court and Central Avenue); (c) a 1.29 acre lot on the west side of Central Avenue immediately north of the property described in (b) (which is currently occupied by the State Farm building); and (d) a 3.57 acre lot on the northeast corner of Central Avenue and Chapa Drive.

Public Hearing

- H. SU-02-15: LAKESIDE FELLOWSHIP SPECIAL USE REZONING-**A petition by Designs by Daugherty, Inc., on behalf of Joann Baker, to rezone a property of approximately 5.94 acres, located on the northwest corner of CR 200S and Terrace Lake Road within the City of Columbus, from AG ((Agricultural) to SU-1(Churches), for the purpose of constructing a new church building measuring approximately 11,250 square feet ground floor area, as well as approximately 82 parking spaces; also including potential future phase(s) including a building expansion of up to 18,000 square feet ground area and additional parking up to 164 spaces; along with landscaping, signage and other appropriate infrastructure.

- I.** Election of Officer for the Year 2003.

DISCUSSION ITEMS

REPORTS & RECOMMENDATIONS

Director's Report

ADJOURNMENT

THE PLAN COMMISSION MEETING IS WHEELCHAIR ACCESSIBLE. IF YOU SHOULD REQUIRE ANY ADDITIONAL ACCOMMODATION, PLEASE CONTACT THE PLANNING DEPARTMENT PRIOR TO THE TIME OF THE MEETING.